

087.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

933,000 / 933,000

USE VALUE:

933,000 / 933,000

ASSESSED:

933,000 / 933,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		RICHFIELD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SILVER MATTHEW	
Owner 2: SOMMA EMILY	
Owner 3:	
Street 1: 57 RICHFIELD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MC CARTHY BERNADETTE A -	
Owner 2: -	
Street 1: 57 RICHFIELD RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 1976 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Gas:	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
101							8303.000		459,200		5,400		468,400		933,000					55059	
																	GIS Ref				
																	GIS Ref				
																	Insp Date				
																	11/15/18				

!7083!

PRINT

Date Time

12/30/21 04:59:12

LAST REV

Date Time

07/08/21 10:56:45

mmcmakin

Prior Id # 1: 55059

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH			
Type: 97 - Tudor	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good									38	2				
Foundation: 3 - Brick or Stone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	A Bath:	Rating:										5				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	3/4 Bath:	Rating:										EFP 11(55)				
GENERAL INFORMATION				A 3QBth:	Rating:														
Grade: B- - Good (-)				1/2 Bath: 1	Rating: Good														
Year Blt: 1931	Eff Yr Blt:			A HBth:	Rating:														
Alt LUC:	Alt %:			OthrFix:	Rating:														
Jurisdct:	Fact: .			OTHER FEATURES				RESIDENTIAL GRID											
Const Mod:				Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1													
Lump Sum Adj:				A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O													
INTERIOR INFORMATION				Fpl: 1	Rating: Good	Other								26					
Avg Ht/FL: STD				WSFlue:	Rating:	Upper													
Prim Int Wal 2 - Plaster				CONDOS INFORMATION				Lvl 2											
Sec Int Wall: %				Location:				Lvl 1											
Partition: T - Typical				Total Units:				Lower											
Prim Floors: 3 - Hardwood				Floor:				Totals RMS: 8 BRs: 4 Baths: 1 HB: 1											
Sec Floors: %				% Own:															
Bsmnt Flr: 12 - Concrete				Name:															
Subfloor:				DEPRECIATION				REMODELING								RES BREAKDOWN			
Bsmnt Gar:				Phys Cond: GD - Good	18. %	Exterior:				No Unit RMS BRS FL									
Electric: 3 - Typical				Functional:	%	Interior:				1 8 4									
Insulation: 2 - Typical				Economic:	%	Additions:													
Int vs Ext: S				Special:	%	Kitchen:													
Heat Fuel: 1 - Oil				Override:	%	Baths:													
Heat Type: 5 - Steam				Total: 18.6 %				Plumbing:											
# Heat Sys: 1	% Heated: 100	% AC: 100	% Com Wal	CALC SUMMARY				Electric:											
Solar HW: NO	Central Vac: NO	% Sprinkled		Basic \$ / SQ: 135.00				Heating:											
				Size Adj.: 1.17763817				General:											
				Const Adj.: 0.99287075				Totals											
				Adj \$ / SQ: 157.848															
				Other Features: 84444															
				Grade Factor: 1.21															
				NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 564118															
				Depreciation: 104926															
				Depreciated Total: 459192															
MOBILE HOME				Make:				Serial #				Year:				Color:			
SPEC FEATURES/YARD ITEMS																PARCEL ID 087.0-0003-0001.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	19X20	A	AV	1931	21.58	T	40	101			4,900		4,900		
19	Patio	D	Y	1	14X16	A	AV	1970	3.92	T	39.2	101			500		500		
More: N				Total Yard Items:				5,400				Total Special Features:				Total: 5,400			
IMAGE																AssessPro Patriot Properties, Inc			